

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF APRIL 12, 2007**

MEMBERS PRESENT

John Cain
Don Crohan
Susan Fisher
John Lackey
Robert Medaugh
Pete Mosely
Paul Pratt, Jr.
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Mike Matteson, Planning Director
Floyd Heflin, County Engineer
William Andrews, Assistant to the County Engineer
Ann Haines, Planner
Aaron Holmes, Planner
Jama Olsen, Planner
Kristi Earwood, Planning Commission Attorney
Sheila Myers, Planning Assistant
Lori John, Planning Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, April 12, 2007, at 7:00 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioner Sanders, Commissioner Murdic and Commissioner Lane were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Withdrawal of Items 12 and 19.
2. Non-Agenda Item for Chase Creek Lots 9 & 10.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the March 8, 2007 meeting.

A motion was made by Commissioner Crohan to approve, and seconded by Commissioner Cain. The motion passed with Commissioner Walton abstaining.

CONSENT AGENDA:

BONDS:

1. **Addition to McLemore Farms, Section 2** – Performance Bond for Roads, Drainage & Erosion Control - \$100,000.
Recommendation: Extend the current amount for a period of six (6) months.
2. **Bell Pond** – Maintenance Bond for Water (N/CG) - \$4,650.
Recommendation: Release the bond.
3. **Belle Vista, Section 1** – Maintenance Bond for Landscaping - \$5,715.
Recommendation: Extend the current amount for a period of six (6) months.
4. **Cayce Springs Estates** – Performance Bond for Roads, Drainage & Erosion Control - \$45,000.
Recommendation: Extend the current amount for a period of six (6) months.
5. **Holy Cross Church** – Performance Bond for Landscaping - \$21,800.
Recommendation: Convert to maintenance in the amount of \$6,500 for a period of six (6) months.

6. **King's Chapel, Section 2A** – Performance Bond for Water (Milcrofton) - \$95,000.

Recommendation: Convert to maintenance in the amount of \$12,750 for a period of one (1) year.

7. **Rosemont** – Maintenance Bond for Roads, Drainage & Erosion Control - \$135,000.

Recommendation: Extend the current amount for a period of six (6) months.

FINAL PLATS:

20. **Final Plat Garrison Springs Estates (Re-Approval), Large Lot Easement Subdivision, containing 6 lots on 92.53 acres located off Garrison Road in the 2nd Voting District.**

This plat is in order. Approval is recommended. All previous stipulations of approval have been satisfied.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Cain made a motion to accept Staff's recommendation on the consent agenda items. Commissioner Mosley seconded the motion, which passed by unanimous vote.

PUBLIC HEARINGS:

ITEM 8

SITE PLAN AND CONDITIONAL USE REVIEW FOR OLD MEXICO GARDEN ACCENTS ON 3.20 ACRES LOCATED AT 1814 CARTER'S CREEK PIKE IN THE 2ND VOTING DISTRICT (5-2007-015).

Ms. Olsen reviewed the background (see Staff report). Staff recommends approval with the following stipulations:

1. Any signage be approved per Ordinance requirements;
2. Adherence to limitations of approval as required by the Department of Sewage Disposal Management;
3. This approval does not include the use of areas labeled as "future" exhibit areas; and
4. The completion of an affidavit of compliance to ensure continued adherence to the Williamson County Zoning Ordinance and the approved site plan.

Ms. Olsen noted that several issues had been brought to Staff's attention related to this request; most notable the location of the guy-wires for the existing tower, are not indicated on the site plan. Therefore, it is not known if these wires will be located outside the proposed public areas and will be properly protected.

Chairman Lackey opened the public hearing.

Betsy Hester, County Commissioner for the 2nd District, 112 Valley Ridge Rd, stated she would like to express her concerns about the location of the existing Radio Tower in relation to the parking and pedestrian traffic. She was also concerned about the use of a portable toilet.

There being no one else wishing to speak, Chairman Lackey closed the Public Hearing.

Chairman Lackey asked Staff to clarify that it was the guy-wires that were not located on the site plan.

Mr. Matteson stated that was correct.

Chairman Lackey then asked Staff if a business had ever been approved to operate with a portable toilet.

Mr. Matteson stated he was not aware of any.

Commissioner Walton asked when the proposed landscaping would be installed, how many employees they would have, and if anyone is living on this property.

Ms. Olsen stated she believed the landscaping would be installed before the business was in operation. She also noted that the number of employees had not been discussed and to her knowledge no one is living at this location.

Commissioner Crohan asked why they would have portable toilets if there is a sewer system available.

Ms. Olsen stated this was an agreement that was made between the applicant and Sewage Disposal Management.

Commissioner Crohan then asked if there would be adequate parking for this use.

Ms. Olsen stated that the number of parking spaces is based on the 120 square feet of office use in the existing building and the size of the pavilion. Based on this, the parking meets the requirements.

Commissioner Pratt stated he doesn't believe that 12 parking spaces are enough, especially when you have employees parking and customers also coming to the site. He believes it needs to be looked at differently because it is an outdoor venue.

Commissioner Walton stated he was concerned about the way product would be delivered to the site and whether delivery vehicles would be able to access this site.

Chairman Lackey stated he concurred with all of the comments that had been made, but his main concern at this time was a permanent business using a portable toilet. He also stated he felt this item should be deferred to give the applicant time to address the issues that have been brought up, such as locating the guy-wires for the existing tower and finding an alternative to the portable toilet.

Commissioner Pratt stated he spoke with the applicant today and he believes that if this item is deferred, the applicant will address all of the issues.

Commissioner Medaugh asked if there were any rules on how far away you should build from a tower.

Mr. Matteson stated this tower has been at this location for many years and is therefore is not subject to the current fall radius requirements. However, the fact that there are guy-wires in the area is a concern that needs to be resolved.

Commissioner Cain expressed concern regarding the layout of the parking lot.

There being no other comments, Commissioner Pratt made a motion to defer this item until the May 10, 2007 meeting. Commissioner Mosely seconded the motion, which passed by unanimous vote.

ITEM 9

SITE PLAN AND CONDITIONAL USE REVIEW FOR MID AMERICA DISTRIBUTORS FOR A TEMPORARY FIREWORK STAND ON 2.60 ACRES LOCATED AT 7960 NOLENSVILLE ROAD IN THE 5TH VOTING DISTRICT (5-2007-007).

Ms. Haines reviewed the background (see Staff report). Staff recommends approval with the following stipulations:

1. That the time periods for this conditional use be limited to twenty-eight (28) days annually; specifically from June 20th to July 5th and December 20th to January 2nd;
2. The applicant shall provide proof of insurance in the amount of \$1,000,000 each occurrence for bodily injury liability and property damage liability prior to June 20, 2008; said insurance shall cover all time periods of operation for the 2008 calendar year;
3. Any proposed signs shall be approved by the Williamson County Codes Compliance office;
4. Provide a copy of executed rental agreement(s) that cover the December 2007, June and December 2008 time periods; and
5. That this approval is valid for a period of two (2) years unless the site plan is amended; per the criteria set forth in Division 4200 of the Williamson County Zoning Ordinance.

Chairman Lackey opened the Public Hearing.

Mr. Roger Loyd, the applicant, was in attendance to answer any questions. He also noted that he did not mind hiring a police officer for the Saturday and Sunday that the flea market is in session, but he felt that during the weekdays a police office would not be needed because the flea market is not open.

There being no one wishing to speak, Chairman Lackey closed the public hearing.

Chairman Lackey asked for any comments.

Commissioner Mosely stated he would definitely want to see a police officer on the weekend that the flea market is open and he also felt one was needed the other days as well. He stated that especially on the 3rd and 4th of July traffic is very bad with people parking along the roadside. He also felt that auxiliary lighting should meet County standards.

Commissioner Fisher stated she wanted to be sure she understood that the applicant did not want to hire a police officer on his busiest days because they did not fall on a weekend.

Chairman Lackey asked Staff what was normally required in the past with respect to hiring a police officer.

Ms. Haines stated she believed that the Commission had always required that a police officer be hired for the three days prior to July 4th if it fell on a weekend that the flea market was operating.

Commissioner Fisher then asked if traffic would still not be a problem during the week also, even though the flea market is not operating.

Chairman Lackey stated it would still be a problem because of the four-way-stop intersection and that it is a busy highway. He also stated he feels the police officer is needed the entire time of operation.

Commissioner Medaugh asked if the flea market was required to have a Police officer.

Chairman Lackey stated he did not believe so.

Commissioner Medaugh stated he did not understand why a temporary fireworks stand should have to have a Police officer when the flea market did not.

Mr. Horne stated the flea market has been in operation since the 1980's and is a grandfathered use. If the flea market were to be constructed today, the treatment under the Zoning Ordinance would be much different as to how it would be operated. With the firework stand and flea market operating at the same time, Staff feels a police officer is needed. He also stated Staff feels that a police officer should be hired the entire time the firework stand is in operation.

There being no other comments, Commissioner Fisher made a motion to accept Staff's recommendation and adding that a police officer should be hired for July 2nd, 3rd, and 4th, 2007 and July 2nd, 3rd, and 4th, 2008. Commissioner Mosely seconded the motion which passed with Commissioner Medaugh voting "No".

Ms. Haines asked if the Commission also wanted to include Commissioner Mosley's comment about auxiliary lighting meeting the Williamson County standards in their motion.

Commissioner Mosley stated he would like to amend the motion to include auxiliary lighting adhering to the Williamson County standards. Commissioner Walton seconded the motion which passed by voice vote with Commissioner Medaugh voting "No".

Commissioner Crohan stated he would also like to amend the motion to include that a police officer should be required for June 30th and July 1st, the weekend when the flea market is operating. Commissioner Cain seconded the motion which passed by voice vote with Commissioner Medaugh voting "No".

ITEM 10

SITE PLAN AND CONDITIONAL USE REVIEW FOR MID AMERICA DISTRIBUTORS FOR A TEMPORARY FIREWORK STAND ON 1.50 ACRES LOCATED AT 2177 HILLSBORO ROAD IN THE 8TH VOTING DISTRICT (5-2007-008).

Ms. Haines reviewed the background (see Staff report). Staff recommends approval with the following stipulations:

1. That the time periods for this conditional use be limited to twenty-eight (28) days annually; specifically from June 20th to July 5th and December 20th to January 2nd;
2. The applicant shall provide proof of insurance in the amount of \$1,000,000 each occurrence for bodily injury liability and property damage liability prior to June 20, 2008; said insurance shall cover all time periods of operation;

3. Any proposed signs shall be approved by the Williamson County Codes Compliance office;
4. Provide a copy of executed rental agreement(s) that cover the December 2007, June and December 2008 time periods; and
5. That this approval is valid for a period of two (2) years unless the site plan is amended; per the criteria set forth in Division 4200 of the Williamson County Zoning Ordinance.

Chairman Lackey opened the Public Hearing.

There being no one wishing to speak, Chairman Lackey closed the Public Hearing.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Pratt made a motion to accept Staff's recommendation. Commissioner Crohan seconded the motion, which passed by unanimous vote.

SKETCH PLANS:

ITEM 11

SKETCH PLAN REVIEW FOR HART'S LANDMARK, CONTAINING 27 LOTS ON 133.10 ACRES LOCATED OFF HARTLAND ROAD IN THE 8TH VOTING DISTRICT (1-2007-100).

Ms. Olsen reviewed the background (see Staff report). A number of items must be addressed with future submittals.

The Preliminary Plat must address the following:

1. Identification of critical lots demonstrating protection of the requisite percentage of natural resources. Such shall include appropriate notations regarding geotechnical assessments, engineered footings and inspection reports;
2. Submission of roads, drainage and erosion control plans for review and approval by the County Engineer; and
3. Submission of water and sewer plans for review and approval by City of Franklin and Lynwood Utility Corporation respectively.

The Final Plat must address the following:

1. Prior to consideration, the applicant shall submit H.O.A. documents for review and approval by the County Planning Attorney's office. The approved H.O.A. documents must be recorded prior to the recording of the Final Plat;
2. Establishment of performance bonds for roads, drainage and erosion control;
3. Establishment of performance bonds for water and sewer improvements as specified by the City of Franklin and Lynwood Utility Corporation respectively; and
4. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements.

Chairman Lackey asked for any comments.

Joseph Petrosky, the applicant, was in attendance for any questions.

Commissioner Walton asked if the sewer trunk lines going into this development are already in existence in Farmington.

Mr. Petrosky stated he believed they were. He stated there would be a force main system in their development that would tie into Farmington.

Commissioner Walton said he was just wondering if this could be tied into the Grassland Sewer Project.

Chairman Lackey stated that would have to be determined by Smith Seckman and Reid.

Commissioner Crohan asked if the road frontage was sufficient for Lot 16.

Mr. Matteson stated that the cul-de-sac right-of-way exists currently and it was his understanding that Lot 16 would be broken out before this goes to Preliminary Plat stage it will no longer be a part of this proposal.

Commissioner Crohan then asked about the building envelope on Lots 16 and 7 and if they would be on top of the ridge.

Mr. Petrosky stated that was correct.

Mr. Matteson stated that County regulations limit what you can do on a hill top and when this goes to the Preliminary Plat stage, building envelopes will be reviewed at in more detail to be sure they are in compliance.

Commissioner Crohan asked about the length of the cul-de-sac.

Mr. Petrosky stated indicated that it was approximately 2,600 feet.

Commissioner Crohan then asked what the percentage was for the length variance for the roadway grade variance.

Mr. Petrosky stated they have done a preliminary profile of the roadway and it will run somewhere between twelve and fifteen percent based on the topographical information. They have now had aerial photography taken and have more accurate mapping, so at Preliminary Plat stage this figure will be more accurate.

Chairman Lackey asked what the regulation was for the length of the cul-de-sac.

Mr. Matteson stated it was between 2,000 feet and 2,500 feet depending on the average lot size and at the Preliminary Plat stage this will be determined.

Commissioner Medaugh asked how the cul-de-sac length was determined.

Mr. Matteson stated it was measured from the end of the cul-de-sac to the previous intersection.

No vote was required.

NON-RESIDENTIAL SITE PLANS:

ITEM 12

NON-RESIDENTIAL SITE PLAN REVIEW FOR LOCUST RIDGE CHURCH (REVISED), ON 10 ACRES LOCATED AT 4991 MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (5-2007-016).

This item was withdrawn.

RESIDENTIAL SITE PLANS:

ITEM 13

RESIDENTIAL SITE PLAN REVIEW FOR ABINGTON RIDGE (REVISED), CONTAINING 95 LOTS ON 119.06 ACRES LOCATED OFF ARNO / MURFREESBORO ROAD IN THE 3RD VOTING DISTRICT (1-2007-201).

Ms. Haines reviewed the background (see Staff report). A number of items must be addressed with future submittals.

The Preliminary Plat must address the following:

1. Submission of road, drainage and erosion control plans for review and approval by the County Engineer;
2. Submission of water plans for review and approval by Milcrofton Utility District; and
3. Identification of critical lots demonstrating protection of the requisite percentage of natural resources.

The Final Plat must address the following:

1. Establishment of performance bonds for roads, drainage, and erosion control;
2. Establishment of performance bond for water improvements in favor of Milcrofton Utility District;
3. Establishment of performance bond for the sewer collection system, disposal system;
4. Submission of landscape plans and establishment of appropriate performance bonds for landscaping; and
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Pratt made a motion to accept Staff's recommendation. Commissioner Walton seconded the motion, which passed by unanimous vote.

ITEM 14

RESIDENTIAL SITE PLAN FOR LAUREL COVE, CONTAINING 770 LOTS ON 1,120 ACRES LOCATED OFF EUDAILEY COVINGTON ROAD IN THE 3RD VOTING DISTRICT (1-2007-200).

Mr. Matteson reviewed the background (see Staff report). A number of items must be addressed with future submittals.

The Preliminary Plat submittal must address the following:

1. Submission of road (on-and off-site), drainage and erosion control plans, including hydraulic, hydrologic, and stormwater quality evaluations, for review/approval by the County Engineer. Such would include off-site improvements as stipulated in the traffic study review findings provided by the County's traffic engineering consultant (See Attachments 14-2 and 14-3). Off-site roadway improvements must be approved by the Highway Commission.

The improvements to Arno Road and Arno-College Grove Road, including turn lane improvements at the site entrances, shall be approved prior to consideration of the first Preliminary Plat.

The improvements to Eudailey-Covington Road, including the right turn lane at the site entrance, shall be approved prior to consideration of the Preliminary Plat that includes the 201st lot within the development.

2. Submission of water plans for review and approval by Milcrofton Utility District;
3. Submission of construction plans for all required sewer treatment facilities to TDEC, the County's consultant, and staff;
4. Designation of Lowest Floor Elevations (LFE) for lots adjacent to the floodplain; and
5. Identification of critical lots demonstrating protection of the requisite percentage of natural resources.

The Final Plat submittal must address the following:

1. Prior to the first final plat submittal, the Arno Road and Arno-College Grove Road improvements, including turn lane improvements at site entrances, must be completed in accordance with the approved plans;
2. Prior to the first final plat submittal, the Golf Course and associated facilities must be completed in accordance with approved plans or a performance bond for these improvements must be established;
3. Prior to consideration of the first final plat, the applicant shall submit HOA documents for review and approval by the County Attorney for Planning's Office. The approved HOA documents must be recorded prior to the recording of the final plat;
4. Prior to the final plat submittal that includes the 201st lot within the development, the improvements to Eudailey-Covington Road, including the right turn lane at the site entrance, must be completed in accordance with the approved plans;
5. Establishment of a performance bond for roads, drainage and erosion control;
6. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
7. Establishment of a performance bond for the sewer treatment, disposal, and collection system as well as the backup system;

8. Submission of landscaping plans and establishment of appropriate performance bonds for landscaping;
9. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
10. Dedication of right-of-way 42-feet off centerline of Arno Road, 30-feet off centerline of Eudailey Covington Road, and 30-feet off centerline of Arno-College Grove Road.

Mr. Matteson clarified a point made in the Staff report regarding the Home Owner's Association owning the golf course. The H.O.A. will own the land on which the golf course is located and will lease the land to the entity which will own and operate the golf course.

Chairman Lackey asked for any comments.

Mr. Phillip Jones, President and CEO of Laurel Cove, LLC, was in attendance for any questions.

Commissioner Mosley asked whether there should be both a right and left turn lane on Eudailey-Covington Road due to school traffic.

Mr. Matteson stated the reason Arno Road will include both a left and right turn lane is because it is the main entrance into the development and this entrance will handle the majority of the traffic. The Eudaily-Covington Road entrance, if you look at the way the lots are configured, will handle relatively small amount of traffic, most of which will enter the site from I-840. This is the reason that only the right turn lane was identified as needed at that entrance.

Commissioner Mosley then asked about a reference on the site plan to a road way slope variance that looked like it was located on a round about.

Mr. Matteson stated that at this stage the applicant is letting the Staff and Commission know that there will likely be some variances requested and indicating where these are likely to be. At the Preliminary Plat stage the applicant will do a lot more engineering work and it will be a much more specific proposal for the Commission to consider.

Commissioner Pratt asked the applicant if he could explain the schedule of this development and golf course.

Mr. Jones stated once the construction documents are turned in for phase one for Preliminary and Final Plat approval, they will then construct 200 Lots and all of the amenities and the golf course at the same time. Staff has made it clear that the golf course will need to be bonded or significantly completed before any additional phases are approved. They are building the development in five phases. Phase one will have 200 lots, phase two will have 150 lots, phase three will have 150 lots, phase four 150 lots, and phase five will have the remainder.

Commissioner Pratt stated he felt the greatest concern, other than roadways and traffic, is being sure this golf course is bonded and built. He also stated he would advise Staff to be very specific on what is required on these bonds, such as developer fees, golf course fees, everything involved when you bring in a name like "Greg Norman" and when these bonds are set, please be sure they are high enough to cover all of this.

Mr. Jones stated he agreed with everything Commissioner Pratt had stated. He noted that all of the contracts they currently have with builders in this development have an "out clause" if the golf course is not completed in the first phase. He also noted that their lenders, as well as Staff are requiring the golf course to be completed in the first phase.

Chairman Lackey stated the letter of credit required on the golf course should not only include the cost of the course, but the associated fees that go along with it, including the project manager fee. He also noted this should be achieved by the first final plat.

Mr. Jones stated he understood and agreed.

Commissioner Medaugh asked what the price point of the homes would be.

Mr. Jones stated they would start at around \$600,000 to \$1,000,000.

Commissioner Pratt asked if this would be a private golf course.

Mr. Jones stated it will be private, but will be corporately owned. Each person who buys a home or lot in Laurel Cove will get a fifty percent discount.

There being no other comments, Commissioner Walton made a motion to accept Staff's recommendation. Commissioner Pratt seconded the motion, which passed by unanimous vote.

PRELIMINARY PLATS:

ITEM 15

PRELIMINARY PLAT REVIEW FOR ADDITION TO BRIENZ VALLEY, CONTAINING 29 LOTS ON 43.01 ACRES LOCATED OFF LEWISBURG PIKE IN THE 3RD VOTING DISTRICT (1-2007-300).

Mr. Holmes reviewed the background (see Staff report). A number of items must be addressed with Final Plat submission.

1. Prior to consideration, the applicant shall submit H.O.A. documents for review and approval by the County Attorney for Planning's office. The approved H.O.A. documents must be recorded prior to the recording of the Final Plat;
2. Establishment of performance bonds for roads, drainage and erosion control (both on and off-site);
3. Establishment of a performance bond for water improvements (both on and off-site) in favor of H.B. & T.S. Utility District;
4. Submission of landscaping plans and establishment of appropriate performance bonds for landscaping;
5. Payment of funds in lieu of off-site roadway improvements for traffic mitigation in the amount of \$40,000;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements;
7. Final approval of all septic systems for each lot from the Williamson County Department of Sewage Disposal Management; and
8. Dedication of right-of-way forty-two (42) off the centerline of Lewisburg Pike (U.S. Highway 431).

Tom King, with Clifton and King, representing the applicant, was in attendance for any questions.

Chairman Lackey asked for any comments.

Commissioner Walton asked if the 42 foot right-of-way dedication on Lewisburg Pike would allow room for a left turn lane.

Mr. King stated the current right-of-way is 66 feet and the applicant will dedicate another 9 feet for a total of 42 feet on their side. He also stated they already have a design for a right turn lane, but have not designed a left turn lane.

Chairman Lackey asked Staff to take a look at the traffic situation before Final Plat submittal to see if a left turn lane is needed.

Commissioner Fisher stated she also has concerns about the traffic and the roads being able to handle additional development in the area.

There being no other comments, Commissioner Pratt made a motion to accept Staff's recommendation. Commissioner Cain seconded the motion, which passed by unanimous vote.

ITEM 16

PRELIMINARY PLAT REVIEW FOR BRIENZ VALLEY, PHASE 3, CONTAINING 5 LOTS ON 9.83 ACRES LOCATED OFF LEWISBURG PIKE IN THE 3RD VOTING DISTRICT (1-2007-302).

Mr. Holmes reviewed the background (see Staff report). A number of items must be addressed with Final Plat submission.

1. The deed book and page number locating the H.O.A. documents shall be noted on the face of the Final Plat;
2. Establishment of performance bonds for roads, drainage and erosion control;
3. Establishment of a performance bond for water improvements (both on and off-site) in favor of H.B. & T.S. Utility District;
4. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
5. Final approval of all septic systems for each lot from the Williamson County Department of Sewage Disposal Management.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Walton made a motion to accept Staff's recommendation. Commissioner Mosley seconded the motion, which passed by unanimous vote.

ITEM 17

PRELIMINARY PLAT REVIEW FOR SILVER STREAM, PHASE 3, (REVISED), CONTAINING 36 LOTS ON 29.39 ACRES LOCATED OFF ROCKY FORK ROAD IN THE 5TH VOTING DISTRICT (1-2007-303).

Ms. Haines reviewed the background (see Staff report). A number of items must be addressed with Final Plat submission.

1. Establishment of the requisite performance bond amounts for roads, drainage, and erosion control;
2. Final approval of water plans, and establishment of requisite performance bond amounts for this section as specified by Nolensville/College Grove Utility District;

3. Establishment of the requisite performance bond amounts for sewer for this section as specified by Metro Water and Sewer Services;
4. Establishment of a landscape bond amount based upon requirements outlined in the site plan review. In regard to this Phase, that would involve a street bufferyard or tree plan for all interior streets;
5. Identification of lots affected by the flood plain with an asterisk, and provide a bold note on the face of the plat indicating lowest floor elevation (LFE) for the appropriate lots;
6. Inclusion of assigned addresses, and approved street names;
7. Execution and recording of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements;
8. Providing a note on the face of the plat indicating the book and page reference for the recorded Homeowners Association documents; and
9. Add a bold note to the face of the plat explaining the purpose of the asterisks

Chairman Lackey asked for any comments.

There being no comments, Commissioner Mosley made a motion to accept Staff's recommendation. Commissioner Walton seconded the motion, which passed by unanimous vote.

ITEM 18

PRELIMINARY PLAT REVIEW FOR STAG'S LEAP (A.K.A. STARNES CREEK), (REVISED), CONTAINING 33 LOTS ON 62.01 ACRES LOCATED OFF ARNO ROAD IN THE 4TH VOTING DISTRICT (1-2007-301).

Mr. Matteson reviewed the background (see Staff report). A number of items must be addressed with Final Plat submission.

1. Prior to final plat submittal, construction of the wastewater treatment and disposal system shall be completed and approved by TDEC, an operating permit must be issued by TDEC, and certification of construction in accordance with approved plans must be submitted;
2. Submission of HOA documents for review and approval by the County Attorney for Planning's Office prior to consideration of final plat approval. The approved HOA documents must be recorded prior to the recording of the final plat;
3. Establishment of performance bonds for roads (on-and off-site), drainage, and erosion control;
4. Establishment of a performance bond for on-and off-site water improvements in favor of Milcrofton Utility District;
5. Establishment of a performance bond for the sewer treatment and collection system as well as the back-up system;
6. Submission of landscaping plans and establishment of appropriate performance bonds for landscaping;
7. Verification of adequate abandonment and closure of water wells;

8. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
9. Dedication of right-of-way 42 feet off centerline of Arno Road and 30 feet off centerline of Meeks Road.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Walton made a motion to accept Staff's recommendation. Commissioner Pratt seconded the motion, which passed by unanimous vote.

FINAL PLATS:

ITEM 19

CHASE CREEK SUBDIVISION, REVISION TO LOT 9 (ABANDONING A PORTION OF CHASE VIEW ROAD) LOCATED OFF TEMPLE ROAD IN THE 8TH VOTING DISTRICT (1-2007-404).

This item was withdrawn.

NON-AGENDA ITEM

CHASE CREEK SUBDIVISION, REVISION TO LOTS 9 & 10 (ABANDONING A PORTION OF CHASE VIEW ROAD) LOCATED OFF TEMPLE ROAD IN THE 8TH VOTING DISTRICT (1-2007-404).

Mr. Horne reviewed the background (see Staff report, Item 27, from March 8, 2007,). If this request is approved, Staff would recommend the following:

1. Execution of the revised final plat by the owners of Lots 9 and 10;
2. Add the following note to the plat: "The recording of this plat supersedes Plat Book 44, Pages 13 and 14, ROWC, both of which are void for lack of approval by Williamson County Regional Planning Commission and execution by Secretary of same"; and
3. Add to General Notes the following: "Any existing drainage structures or appurtenances are not owned, controlled or maintained by the Government of Williamson County, Tennessee. Any alteration or approval of same shall be determined by the Metropolitan Government of Nashville-Davidson County, Tennessee".

Chairman Lackey asked for any comments.

There being no comments, Commissioner Pratt made a motion to accept Staff's recommendation. Commissioner Walton seconded the motion, which passed by voice unanimous vote.

ITEM 20

FINAL PLAT REVIEW FOR GARRISON SPRINGS ESTATES (RE-APPROVAL), LARGE LOT EASEMENT SUBDIVISION, CONTAINING 6 LOTS ON 92.53 ACRES LOCATED OFF GARRISON ROAD IN THE 2ND VOTING DISTRICT (1-2007-405).

This was a part of the Consent Agenda.

ITEM 21

**FINAL PLAT REVIEW FOR TEMPLE HILLS COUNTRY CLUB ESTATES,
SECTION 16, PHASE A, CONTAINING 23 LOTS ON 18.34 ACRES LOCATED
OFF TEMPLE ROAD IN THE 8TH VOTING DISTRICT (1-2006-439).**

Mr. Horne reviewed the background (see Staff report). The plat is in order. Approval is recommended pending the following:

1. The posting of a performance bond in the amount of \$295,000 for roads, drainage, and erosion control improvements; and
2. The posting of performance bonds in the amount of \$142,640 and \$615,051 for water and sewer improvements respectively as specified by HVUD.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Pratt made a motion to accept Staff's recommendation. Commissioner Walton seconded the motion, which passed by voice unanimous vote.

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There being no further business, the meeting was adjourned at approximately 8:35 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY
REGIONAL PLANNING COMMISSION ON MAY 10, 2007.**

CHAIRMAN JOHN LACKEY